

043.A

0005

0006.2

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
877,900 / 877,900
877,900 / 877,900
877,900 / 877,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
112-114		PALMER ST, ARLINGTON

OWNERSHIP	Unit #:	2
Owner 1: BAILEY RANDAL R		
Owner 2: HOOVER MICHELLE D		
Owner 3:		

Street 1:	PSC 109 BOX 96	
Street 2:		

Twn/City:	APO	
St/Prov:	AE	Cntry
Postal:	09818	Type:

PREVIOUS OWNER
Owner 1: BURGE ROBERT S/TRUSTEE -
Owner 2: LEXINGTON DEVELOPMENT REALTY -
Street 1: PO BOX 134

Twn/City:	LEXINGTON	
St/Prov:	MA	Cntry
Postal:	02420	

NARRATIVE DESCRIPTION
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Wood Shingle Exterior and 2015 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R2 TWO FAMIL 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

102 Condo	0	Sq. Ft.	Site	0	0.	0.00	8351														
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	877,900			877,900		419396
							GIS Ref
							GIS Ref
							Insp Date
							09/21/18



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	30326
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	22:30:36
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 043.A-0005-0006.2

!16445!

PRINT

Date	Time
12/30/21	22:30:36
LAST REV	
Date	Time
06/30/21	15:27:20
jorourke	

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price V Tst Verif Notes
BURGE ROBERT S/	69073-305		3/30/2017		801,000 No No

BUILDING PERMITS										ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name	
										6/30/2021	USPS	JO	Jenny O	
										9/21/2018	Measured	DGM	D Mann	
										4/10/2018	NEW CONDO	DGM	D Mann	

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH												
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good																			
Sty Ht: 1 - 1 Story				A Bath:	Rating:																			
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good																			
Foundation: 1 - Concrete				A 3QBth:	Rating:																			
Frame: 1 - Wood				1/2 Bath:	Rating:																			
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																			
Sec Wall:	%			OthrFix:	Rating:																			
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID																
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1														
Color: GREEN				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O															
View / Desir:				Fpl: 1	Rating: Very Good			Other																
GENERAL INFORMATION				WSFlue:	Rating:			Upper																
				CONDO INFORMATION				Lvl 2																
				Location:				Lvl 1																
				Total Units:				Lower																
				Floor: 2 - 2nd Floor				Totals	RMS: 9	BRs: 3	Baths: 1	HB												
				% Own: 55.000000000				REMODELING				RES BREAKDOWN												
				Name:				Exterior:	No Unit	RMS	BRS	FL												
				DEPRECIATION				Interior:	1	9	3	2												
				Phys Cond: GV - Good-VG	10.	%		Additions:																
				Functional:		%		Kitchen:																
				Economic:		%		Baths:																
				Special:		%		Plumbing:																
				Override:		%		Electric:																
				Total:	10.8	%		Heating:																
				CALC SUMMARY				General:	1	9	3													
				Basic \$ / SQ: 305.00				COMPARABLE SALES				SUB AREA												
				Size Adj.: 1.17109179				Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	SUB AREA DETAIL						
				Const Adj.: 0.99989998				GLA	Gross Liv Ar		2,015	357.150	719,652	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten					
				Adj \$ / SQ: 357.147																				
				Other Features: 93707																				
				Grade Factor: 1.10																				
				NBHD Inf: 1.10000002																				
				NBHD Mod:																				
				LUC Factor: 1.00																				
				Adj Total: 984164																				
				Depreciation: 106290																				
				Depreciated Total: 877975																				
				WtAv\$/SQ: 305.00				WtAv\$/SQ:	AvRate:	Ind.Val				Net Sketched Area:	2,015	Total:	719,652	IMAGE						
				Adj Total: 984164				Juris. Factor:	1.00	Before Depr:	432.15			Size Ad	2015	Gross Area	2015	FinArea	2015	AssessPro Patriot Properties, Inc				
				Depreciation: 106290				Special Features:	0	Val/Su Net:	435.68													
				Depreciated Total: 877975				Final Total:	877900	Val/Su SzAd	435.68													
				Make:				Serial #:		Year:		Color:												
				Model:																				
				SPEC FEATURES/YARD ITEMS				PARCEL ID				043.A-0005-0006.2												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value							
More: N	Total Yard Items:				Total Special Features:													Total:						